

SPENCE WILLARD



Marymead, Lower Woodside Road, Wootton Bridge

A unique opportunity to acquire a highly efficient home, in a superb, tranquil setting only a moments' walk to the beach

VIEWING

COWES@SPENCEWILLARD.CO.UK 01983 200880 WWW.SPENCEWILLARD.CO.UK



Marymead

Enclosed by mature trees and within 200m of Woodside Beach, this single storey property enjoys a tranquil setting, where the local wildlife including red squirrels and a variety of birds can be watched enjoying the grounds of 0.75 of an acre. The grounds also provide space for ample off-road parking, house a garage with workshop, lean-to store, two greenhouses and two garden offices making for a great combination.

The current owners have refurbished the property, to include a new kitchen and bathroom, as well as the installation of an air source heat pump and solar panels, making for a highly energy efficient home. There are three double bedrooms and light, spacious reception rooms, as well as the opportunity to extend, subject to achieving the necessary planning consents should one desire.

The property is well away from the main roads and there are a variety of walks available directly from the property, including the nearby coastal path. Wootton Bridge has a primary school, range of shops, pubs, a restaurant, takeaways and the Lakeside Spa, as well as mooring facilities on Wootton Creek. In adjacent Fishbourne, there is the Royal Victoria Yacht Club and the vehicle ferry service to Portsmouth. The nearby seaside town of Ryde has a wider selection of schooling options, an array of shops and restaurants, as well as high-speed passenger ferry crossings to Portsmouth and Southsea.

ACCOMODATION

Entrance Porch A glazed entrance with ample space for shoes. Inner door opens to the:

Dining Hall A large space with ample room for a dining table.

Sitting Room A light, triple aspect room with a glorious outlook over the gardens and with a sea glimpse. There is a woodburning stove on a tiled hearth and sliding doors to the rear garden.

Kitchen Recently fitted with a range of wall and base units with wooden worksurface over and inset composite sink and drainer with integral dishwasher below. Space for single cooker with extractor above, space for freestanding fridge/freezer. Door opening to:

Utility Room A largely glazed room with space and plumbing for a washing machine and dryer. Door to rear garden.

Storage Cupboard Housing the hot water cylinder and Air Source Heat Pump controls.

Family Bathroom Recently fitted bath with shower over and glazed screen, WC, wash basin set on vanity unit and with a mirrored cabinet above.

Bedroom 1 A beautifully light and spacious dual aspect room overlooking the gardens.

Bedroom 2 A dual aspect double bedroom with door to the rear garden and access to sub-floor storage.

Bedroom 3 A double bedroom with fitted wardrobe cupboards and a southerly view over the garden.

Cloakroom A large storage space with hatch access to loft space, door opening to WC with wash basin.

Outside

The property is set in tranquil grounds of around 0.75 of an acre and surrounded by mature trees. An idyllic space and haven for wildlife to be enjoyed and birdsong listened to. The grounds which are mainly laid to lawn wraparound the property, with various shrub borders. There is a concrete driveway providing off-road parking for several cars, leading to a GARAGE with adjacent WORKSHOP both served by power and lighting. To the side of which there is lean-to storage, currently housing ride-on mower and with space for logs/other outdoor items. Being less than a 200m direct walk to the beach, Marymead is an ideal position for water pursuits such as kayaking or paddleboarding, and as well as ample storage space for these items, there is an outdoor shower to clean off and warm up before going inside.

The garden also houses TWO GREENHOUSES and TWO GARDEN OFFICES both served with power, lighting and high-speed





broadband making for an efficient home working space.

Services Mains water and electricity. Private drainage. Heating via Air Source Heat Pump. Broadband via Starlink satellite.

Postcode PO33 4JT

Directions Proceed north along New Road turning left at the junction to Lower Woodside Road. Follow the road and approximately 300m after the entrance to Woodside Bay Retreat is a turning right where Marymead is the first property on your right-hand side.

Tenure Freehold

EPC Rating B

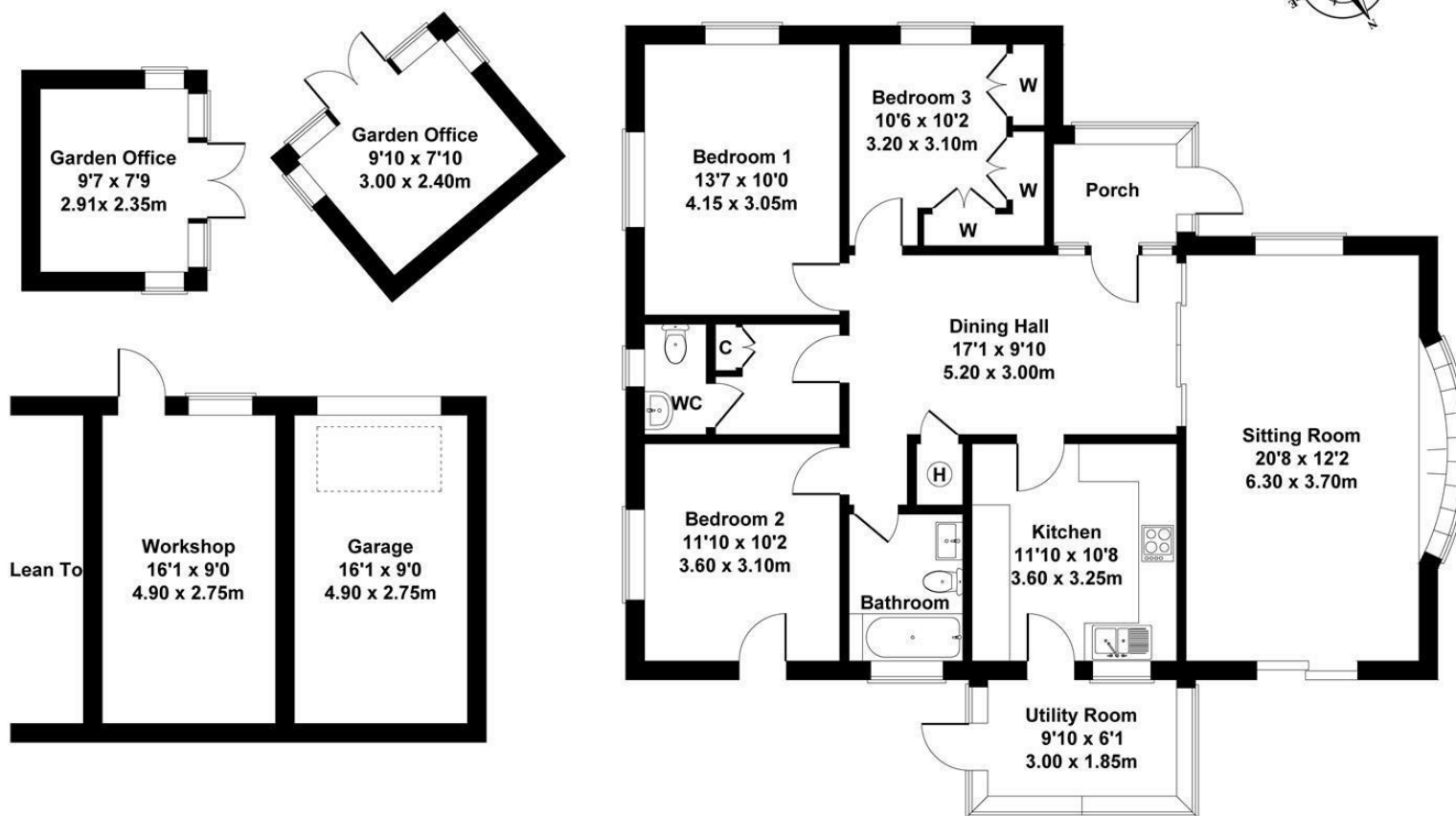
Council Tax Band E

Viewings All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



Marymead

Approximate Gross Internal Area
1658 sq ft - 154 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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